

WOODEN CANOE AT WATER DANCE ON LAKE DILLON HOMEOWNERS ASSOCIATION

May 21, 2007

Dear Wooden Canoe Homeowners,

At the 5/4/07 Wooden Canoe Board of Directors meeting, several items were addressed that we would like to bring to your attention:

1. Work is continuing on the ponds. Pond #1 will be drained as soon as pond #2 is up and running. Pond #1 will remain closed for the summer to complete work.

Rules and Regulations for the ponds were discussed and have been unanimously adopted by Wooden Canoe and Water Dance. These are as follows:

“No swimming, wading or boating is allowed in the ponds or streams. Do not walk or play on the banks of the ponds or streams as this will cause the pond and stream liners to be damaged. Keep off the ice on the ponds. The ice is thin due to the ponds aerator operating through the winter.”

The ponds are a great amenity for our neighborhood. Please help us keep them in good shape by complying with the Rules and Regulations.

2. The cul-de-sacs will be asphalt seal coated this summer. If your driveway needs to be done you may be able to save a bit of money by arranging to have it done at the same time as the cul-de-sacs. Mountain Maintenance will be doing the work and they can be reached at 970-926-5544. Give them a call for pricing information and to schedule the work.
3. We are planning a joint picnic with Water Dance on the 4th of July at 1:00 p.m. (after the parade). This will be held at the corner of Wooden Canoe and Water Dance. The picnic will be a potluck so please bring a dish to share. You are also asked to bring your own beverages, plates, silverware, chairs, etc. This is a great way to meet your neighbors, catch up on what's been going on, and have a good time! Please plan to join us.

Sincerely,

Wooden Canoe Board of Directors

**WOODEN CANOE
BOARD OF DIRECTORS MEETING
MAY 4, 2007**

MINUTES

1. **Call to Order.** The meeting was called to order by Donna Leavitt at 3:05 p.m.
2. **Affirmation of Attendance and Quorum.**
 - A. Board members in attendance were Donna Leavitt, Jack Schiller, Charles Williams, and Jim Hafemeister. Pat Wallace participated via conference call.

A quorum was established.
 - B. Representing Mountain Managers were Eric Gill and Judy Freese (via conference call).
3. **Approval of Minutes from 12/29/06 Board Meeting** were approved as written.
4. **Repair and Maintenance Report** was reviewed by Eric Gill with 4 items completed.

Pat questioned the amounts noted for reimbursement for his work on the ponds. Eric explained that the numbers reflect what Wooden Canoe paid. Pat also received payment from Water Dance for their portion of the cost – these amounts are not shown.

It was noted that the amount paid to Clearwater Cleanup was higher than the \$375 quoted amount. Eric explained that their invoice stated the price was \$375 per hour with a two hour minimum.
5. **Financial Report** was presented by Eric Gill.
 - A. Eric explained that beginning 11/1, insurance payments will be paid in one lump sum annually instead of monthly. Quarterly payments will be made from 5/1 until 11/1 when the full amount for 2008 will be paid. Coverage will not change and the deductible remains the same. This is strictly an administrative change. Eric noted that the budget numbers will be off due to the new payment schedule. He also explained that he had shopped around for insurance and worked with Bob Strong on the best options for the Association.
 - B. It was also pointed out that nothing was budgeted for legal and accounting (tax preparation). Eric will look into this.
 - C. The checking account balance was \$22,903.06 and the money market balance was at \$30,473.49.
 - D. Delinquent accounts were discussed. Delinquency notices have been sent to 2 owners and 3 units have been liened. Units 515 and 520 (same owner) are consistently delinquent. Mountain Managers will call the owner and see if he will agree to go on an automatic pay plan to bring his account current.

6. **Old Business**

- A. Increasing the contribution to the Major Component Reserve was discussed. It was resolved not to do anything at this time and review the issued again in November.
- B. The bids from Mountain Maintenance and Columbine Hills Concrete were reviewed for asphalt seal coating the cul-de-sac areas. There was a large discrepancy between the two bids. A motion was made, seconded, and passed to accept the bid from Mountain Maintenance (\$5,692.10). Owners will be sent a letter notifying them that if they wish to have their own driveways done at the same time, they should call Mountain Maintenance (926-5544) for pricing information and to schedule the work. Hopefully, owners will see a reduction in price if Mountain Maintenance can do the individual drives at the same time as the cul-de-sacs.
- C. The proposed Bio Mass Plant originally scheduled to be located near Wooden Canoe will not be built.
- D. Watering around the sewage pump house was discussed. A second letter will be sent to Dick Masica concerning this issue. He will be notified that watering will be done intermittently at the Board's and Mountain Managers' discretion. If there is an abnormally hot, dry spell, watering will be increased. Reference the first letter when sending this letter to Dick.
- E. The Wetlands Conservation easement agreement was reviewed. A question had been previously raised as to who was responsible for removing noxious weeds. It was noted that the agreement is for an easement only, not a transfer of ownership. Water Dance Master Association is still responsible for maintenance. Since the Town is not currently mandating noxious weed removal, it was decided to wait until another letter is received and then act accordingly. It was pointed out that there may be a problem with spraying chemicals in this area and a professional may be required.
- F. Ponds
 - 1. Pat gave an update on the ponds – work is pretty much on schedule. Some work is still being done on pond 2 and pond 1 won't be drained until pond 2 is up and running. An estimate for liner repair and rebuilding of the water fall has been received from Neils Lunceford in the amount of \$6,290. Their bid does not include clean up and rebuilding of the in-take. Pat feels an additional \$2000 will be needed to complete the work on pond 1. Pat also noted that Lance Ligon of Kremmling Water Gardens is more expensive and he really is not interested in this small a project – he does not have the time. Neils Lunceford has indicated they will do the work if they get the OK as soon as possible.

Water Dance will need to be consulted as they will be paying their portion (41%) of the bill. Pat will meet with Gary Cumbey in the very near future regarding the pond expenses. He will also offer to go to their annual meeting and explain to the membership how the ponds need to be maintained as opposed to what has been done in the past. He will also give them the numbers for how much it will cost to properly maintain the ponds in the future. Once both ponds are up and running, it is estimated that \$3,000 - \$4,000 per pond per year will be needed for proper maintenance.

After discussion, the Board indicated their support for the Neils Lunceford proposal. A motion was made, seconded, and passed to accept their bid for the work. Pat will work with them to ensure that the final amount does not exceed their estimated and hopefully, the cost will be lower. The Water Dance Board President will be contacted as soon as possible so work can proceed. It was noted that Water Dance has been receptive in previous conversations and a negative response is not anticipated. Pond 1 will need to be drained prior to Neils Lunceford doing any work. As the pond drains, as many fish as possible will be netted and transferred to pond 2.

Pat also provided the Board with a "Scope of Work" for the water features. This is an outline of what needs to be done month by month. It was noted that from May through October (every 2 weeks) mowing and/or weed eating needs to be done around the ponds. Mountain Managers is to start this immediately taking care not to get any debris into the ponds. Pat will take care of killing any weeds, etc. that start growing on the edge. If it is kept mowed back 3-4 feet, this will keep unwanted growth from encroaching into the ponds. Eric suggested that Pat meet with the Mountain Managers' staff people who will be taking care of the mowing and explain exactly what needs to be done.

Pat is working with Neils Lunceford on the scope of work – Mountain Managers can also submit a bid for the work. This will be further discussed during a walk around.

Jack Schiller's wildflower garden is close to the pond, near the bridge. He was asked if it would be OK to cut it back and keep it away from the water. Jack says this is incidental growth and can be cut back.

Pat also spoke about the pros and cons of draining the ponds every year. It was noted that while the ponds might be cleaner because new water would be used every year the overall cost would be higher because of new water, new fish, the cost to drain every year, and disposing of fish each year. (Pat noted that the fish survived the winter – the aerator did its job.) Draining the ponds every year is also hard on the liners. Since it's impossible to keep kids and wildlife out of the ponds, the frozen liner will fracture easier.

2. Rules and Regulations for the ponds. It was noted that Wooden Canoe does not have a separate set of Rules and Regulations but instead follows the Decs and bylaws for the Association. At their last meeting, Water Dance approved the following pond rules to be added to their Rules and Regulations and also to the Master Rules and Regulations:

“No swimming, wading or boating is allowed in the ponds or streams. Do not walk or play on the banks of the ponds or streams as this will cause the pond and stream liners to be damaged. Keep off the ice on the ponds. The ice is thin due to the ponds aerator operating through the winter.”

These were unanimously adopted by the Board. This information will be added to the letter being prepared for owners.

3. Signs – Eric showed the signs to be used for winter and summer to the Board. It was felt that 6 of each would be needed. It was suggested that maybe a single sign could be used with the winter information on one side and the summer information of the back. The signs could then just be flipped over according to the season. Eric will meet with Pat to discuss storage, location, etc.

7. **New Business.**

- A. Dumpster repair. Pat has had metal trim installed around the dumpster doors and the loose boards repaired. He has spoken with Waste Management about replacing the currently used swivel casters with straight castors. Hopefully this will alleviate some of the damage that is being done to the dumpster enclosure doors. Waste Management will take care of this and will either repaint the dumpsters or replace them with newly painted ones. The enclosure also needs to be painted inside and out to preserve the wood. Eric and Pat will discuss this further when they meet.
- B. Stop signs and light posts were discussed. Stone had to be removed to install the new post – Mountain Managers will arrange to have the stone re-installed. A question was raised about possibly replacing all wood posts with steel. This would be too expensive to do all at once (about \$2,000 each). It was suggested that as wood posts fail, they could be replaced with steel. Donna is planning to meet with Betsy to do their annual property inspection and will talk to her about this issue.
- C. Insurance – it was pointed out that the current policy lists only Kokopelli Court on the location line. Eric will look into this and make sure the entire property is listed. Liability coverage is adequate and will remain the same.

WOODEN CANOE
5/4/07 BOARD MEETING MINUTES
PAGE 5

- D. Having a joint picnic with Water Dance was discussed. It was decided to plan this for Wednesday, 7/4/07 at 1:00 p.m. (after the parade). This will be held at the corner of Wooden Canoe and Water Dance. The picnic will be a potluck with all owners asked to bring a dish to share. It will also be BYOB and everyone will need to provide their own utensils, plates, chairs, etc. This information will be added to the letter to owners.
8. **The Next Board Meeting** was scheduled for Friday, August 31, 2007, 3:00 p.m. at Mountain Managers.
9. **Adjournment.** There being no further business, the meeting was adjourned at 4:55 p.m.

Signed:

Approved via e-mail

5-21-07

Donna Leavitt, President

Date

Judy Freese, Recording Secretary

Date